



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE November 18, 2005 LOCAL EFFECTIVE DATE December 2, 2005 APPROX FINAL EFFECTIVE December 16, 2005	CONTACT/PHONE Marsha Lee 788-2008	APPLICANT David Miller	FILE NO. DRC2004-00116
SUBJECT Request by David Miller for a Minor Use Permit/Coastal Development permit to allow the construction of a new 5650 square foot, two-story single family dwelling including a two-car attached garage, a four car garage, storage, and shop on the lower level, and a 600 square foot guest house on Lot 6 of Tract 1804. The project will result in the disturbance of approximately 9,000 square feet of a 1.3-acre parcel. The proposed project is within the Rural Lands land use category and is located at 6175 Brighton Lane, north of Weymouth Street in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2004-00116 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The proposed project is consistent with the previously certified Environmental Impact Report for the Cambria Pines Estates Tract Map 1804/Development Plan/Coastal Development Permit, Tract 1804, D910279D.			
LAND USE CATEGORY Rural Lands	COMBINING DESIGNATION Local Coastal Program Area	ASSESSOR PARCEL NUMBER 013-085-006	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Site Selection, Setbacks, Height, Footprint and Gross Structural Area Limitations, Guesthouse <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Rural Lands/Residential <i>South:</i> Residential Single Family/Residential <i>East:</i> Residential Multifamily/Residential <i>West:</i> Recreation/Highway 1	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District-Fire, Cambria Community Services District-Water and Sewer, and the California Coastal Commission	
TOPOGRAPHY: Moderately sloping	VEGETATION: Two cypress trees, grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: September 1, 2005

DISCUSSION

TRACT1804/DEVELOPMENT PLAN D910279D CONDITONS OF APPROVAL/EIR MITIGATION MEASURES

Previously approved Tract 1804 and Development Plan authorized a cluster division consisting of 18 lots with designated building envelopes. The area outside of the designated envelopes is approximately 342 acres in size and in an Open Space Agreement granted to the County of San Luis Obispo, dated June 20, 2000. The total tract acreage of the subdivision is 380 acres. The subject property is Lot 6, a 1.3 acre parcel with a building envelope of approximately 20,000 square feet, however, the proposed total area of disturbance is approximately 9000 square feet. The building envelope contains two cypress trees which are proposed to be removed. Monterey Pine trees are located along Highway 1, and will remain and will provide screening for the project.

The majority of the conditions and mitigation measures were implemented prior to recordation of Tract 1804. Conditions and mitigation measures related to construction vehicles and fencing are discussed below.

Construction Traffic

Construction traffic may enter the site using Brighton Lane.

Fencing

Existing barbwire fencing is to remain on the western boundary. Additional fencing is not permitted on property lines for this lot. Guidance makers may be used for reference of lot boundaries.

Visual Resources

A Visual Analysis was prepared by Cannon Associates, dated July 2005. The report concludes: This lot is visible from Highway 1 but significant visual impacts will not be generated if the following mitigation measures are incorporated into the project are made: articulated architectural roof forms, restrict roof height to 24 feet from average finished grade so as to not silhouette the skyline, muted and mixed nature of building colors, and absence of a visual chimney. The project was revised to meet these recommendations. The chimney originally

proposed has been removed from the project and colors that are complementary to the surrounding landscapes have also been incorporated into the design. Overhangs have been added to provide shadows on the structure making it less visible. Additional landscaping was added to further screen the residence. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. In addition, the structure will not silhouette the skyline. The cisterns shall be placed underground.

PLANNING AREA STANDARDS:

Site Selection: Primary site selection for new development is to be in locations not visible from Highway 1. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. The structure will not silhouette the skyline.

Setbacks: Required setbacks are: front – 20', side – 10', rear 30' and the setbacks for the proposed project are in compliance.

Height: The maximum height is 24' from average finished grade. The project is conditioned for a maximum height of 24' at the average natural grade of 82.25 feet.

Guesthouse: A guesthouse may not be located any further than 50 feet from the primary residence. The proposed guesthouse is located within approximately 20 feet from the residence. The floor area maximum for a guesthouse is 600 square feet and the proposed guesthouse is conditioned to comply with this requirement.

Design Review:

As required by the conditions of the original tract map, RRM Design Group has reviewed the project as the Cambria Pines Estates Design Review Committee and has approved the site plan and design.

LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan. The approval of the Coastal Development Permit meets this requirement.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies; the most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. *Conditioned for water and sewer will serve letters from Cambria Community Services District. Retrofit fees are due after CCSD review of floorplans.*

Coastal Watersheds:

Policy 7: Siting of new development: *The proposed project is consistent with this policy because the new residence is located on slopes of less than 20%.*

Policy 8: Timing of new construction: *The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all*

sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 10: Drainage Provisions: *The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the new residence will not increase erosion or runoff.*

Hazards:

Policy 1: New Development: *The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

Policy 2: Erosion and Geologic Stability: *The proposed project is consistent with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion of geological instability.*

Archaeology:

Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas applies to the project. *The Archaeological Impacts of the MUP DRC 2004-00116 was prepared by Parker & Associates, May 19, 2005. The all proposed structures are located outside of the archaeology area with the exception of a small portion of the driveway and placement of fill. If soil disturbance must take place within the archaeology site boundary, it is recommended that an archaeological sample be recovered from the proposed disturbance areas prior to construction. Once this is completed construction can proceed but shall be monitored by a qualified archaeologist who can record and collect any significant features or artifacts that may be exposed. This plan will mitigate impacts to the cultural resource to a level of "no significant impact."*

Visual and Scenic Resources:

Policy 2: Site Selection for New Development. *A Visual Analysis was prepared by Cannon Associates, dated July 2005. The report concludes: This lot is visible from Highway 1 but significant visual impacts will not be generated if the following mitigations are made: an articulated architectural roof forms as shown, restrict roof height to 24 feet from average natural grade so as to not silhouette the skyline, muted and mixed nature of building colors, and absence of a visual chimney. The project was revised to meet these recommendations. The chimney that was originally proposed has been removed from the project and colors that are complementary to the surrounding landscapes have also been used. Overhangs have been added to provide shadows on the structure making it less visible. Additional landscaping was added to further screen the residence. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. The structure will not silhouette the skyline. The cisterns shall be painted a dark green to blend with the vegetation (Blackened Beam Frazee #8646N, or equivalent), and will be completely screened as viewed from Highway 1.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: North Coast Advisory Council- no comment

AGENCY REVIEW:

Public Works – Recommend approval, encroachment permit will be need for second driveway, North Coast Road fee due with building permit.

Cambria Community Services District-Fire – no response

Cambria Community Services District-Water and Sewer – The project is required to include a cistern for irrigation water. A “retrofit fee” shall be paid to district prior to issuance of the construction permit.

California Coastal Commission – no response

LEGAL LOT STATUS:

The 1 lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Minor Use Permit

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

CEQA

- G. No subsequent changes are proposed in the project which will require important revisions of the Environmental Impact Report (EIR) previously prepared for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D, due to the involvement of new significant environmental impacts not considered in the previously prepared EIR for the project.
- H. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require important revisions in the EIR due to the involvement of new significant environmental impacts not covered in the previously prepared EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.
- I. No new information of substantial importance to the project has become available that was not known or could not have been known at the time the EIR was previously certified for the Cambria Pines Estates Tract Map/Development Plan/Coastal

Development Permit, Tract 1804 and D910279D.

- J. The proposed project will not cause significant environmental effects.
- K. The project is consistent with the previously certified EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. The construction of a new 3,024 square foot, two-story single family dwelling including a 2-car attached garage, a four car garage, storage and shop on the lower level, and a 600 square foot guest house on Lot 6 of Tract 1804.
 - b. Maximum height is 24' from average finished grade.
 - c. The removal of 2 cypress trees, and replacement with 2 trees. Landscaping with drought tolerant plants per the approved landscape plan.
 - d. A guesthouse of approximately 600 square feet that may contain a living area, two bedrooms and one bathroom. No cooking or laundry facilities may be included and it cannot be used for occupancy independent from the principal residence or as a dwelling unit for rental.
 - e. Grading – approximately 600 cubic yards of fill
 - f. Installation of two, 2500 gallon underground cisterns

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, the applicant shall submit plans that show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Cambria Fire for this proposed project.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to provide water and sewer service to property.
6. **At the time of application for construction permits**, the applicant shall pay North Coast road fees.

7. Prior to approval of grading and construction permits, the applicant must show that homes constructed on these lots shall be developed with only the amount of fill necessary to allow for the sewer line to flow by gravity to the existing line at Brighton Lane. The height limit for homes built shall be 24 feet.

Water Conservation

8. Ultra low flow toilets (1.6 gallons per flush maximum) shall be installed on all new construction in accordance with the Uniform Building Code. (Ultra low flow toilets are estimated to save approximately 22 gallons of water per capita per day.)
9. New development shall be required to utilize water conserving models of any appliances installed during construction. Such appliances would include, but not necessarily be limited to, dishwashers.
10. Connection fees and user fees shall be assessed by the CCSD to finance water delivery system improvements.
11. The Department of Planning and Building will verify that no irrigation shall occur within the dripline.

Encroachment Permit

12. **At the time of application for construction permits**, applicants obtain an encroachment permit from Public Works for construction of the second driveway.

Conditions to be completed prior to issuance of a construction permit

Fees

13. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Design Review

14. The building plans must be reviewed for consistency with development plans by RRM Design Group as a member of the Cambria Pines Estates Design Review Committee
15. Prior to issuance of the Building Permit, plans shall include the use of dual-glazed windows in low air infiltration rate frames (.5cfm or less, per ANSI specifications) and solid core doors with perimeter weather stripping to reduce interior noise.

Conditions to be completed during project construction

Building Height

16. The maximum height of the project is 24' feet from average finished grade, with a maximum elevation of 106.25 feet.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).

- b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
- c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Invasion Exotic Plants

- 17. **During project construction**, to control introduction of invasive exotic plants on-site, the following measures shall be implemented and incorporated into the design guidelines of the proposed project:
 - a. Use only clean fill material (free of weed seeds) within the project area
 - b. Thoroughly clean all construction equipment prior to being moved onto and used at the site
 - c. Prohibit planting or seeding of disturbed areas with non-native plant species
 - d. Control invasive exotic weeds in all disturbed areas.

Noise

- 18. Project construction activities shall be limited to between the hours of 7am and 6 pm.

Archaeology

- 19. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- 20. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- 21. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Air Quality

- 22. **Prior to and during project construction**, the applicant shall ensure that all contractors' equipment is in proper operating condition and is in compliance with air pollution control regulation. Dust generated by the development activities shall be kept to a minimum by following the measures listed below.
 - A. **During project construction**, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities.
 - B. **During project construction**, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the early morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- C. **During project construction**, dirt stock-piled areas should be sprayed daily as needed.
- D. **During project construction**, the amount of disturbed area should be minimized, and onsite vehicle speeds should be reduced to 15 mph or less.
- E. **During project construction**, exposed ground areas that are planned to be reworked at dates more than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
- F. **Prior to completion of project construction**, the entire area of disturbed soil should be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur;
- G. **During project construction**, grading and scraping operations should be suspended when wind speeds exceed 30 mph to reduce PM, emissions;
- H. **During project construction**, all roadways and driveways associated with construction activities should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

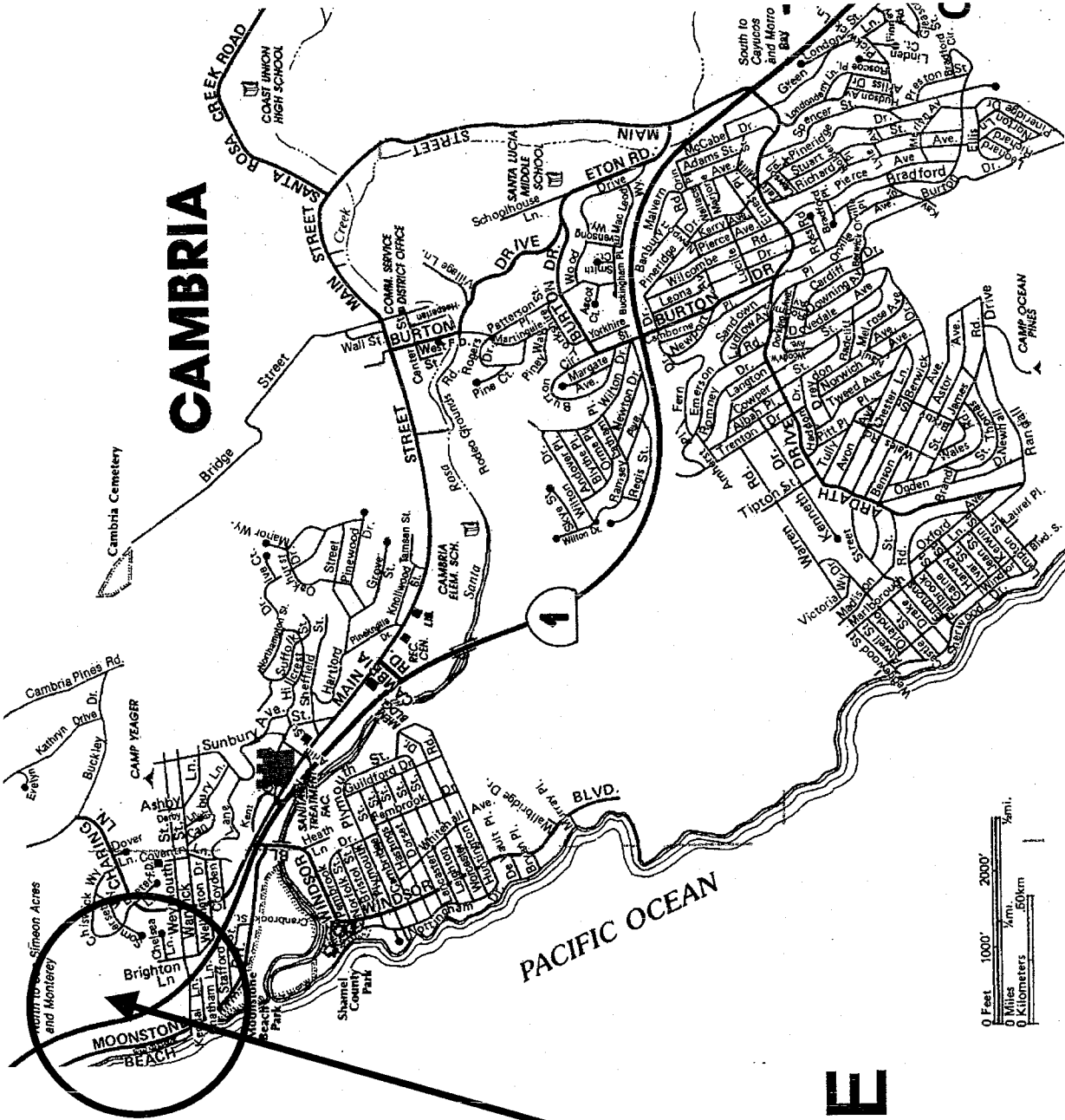
Conditions to be completed prior to occupancy or final building inspection / establishment of the use

- 23. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before ***final building inspection / establishment of the use***. All landscaping shall be maintained in a viable condition in perpetuity.
- 24. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire of all required fire/life safety measures.
- 25. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
- 26. **Prior to final inspection**, the Planning Department shall confirm painting per the approved color and materials board.

On-going conditions of approval (valid for the life of the project)

- 27. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

28. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
29. Fencing is not permitted on property lines for this lot. Guidance makers may be used for reference of lot boundaries.
30. **During and after project construction**, the existing earth berm between the lot and State Route 1 shall remain undisturbed to continue to provide a natural sound barrier.



SITE

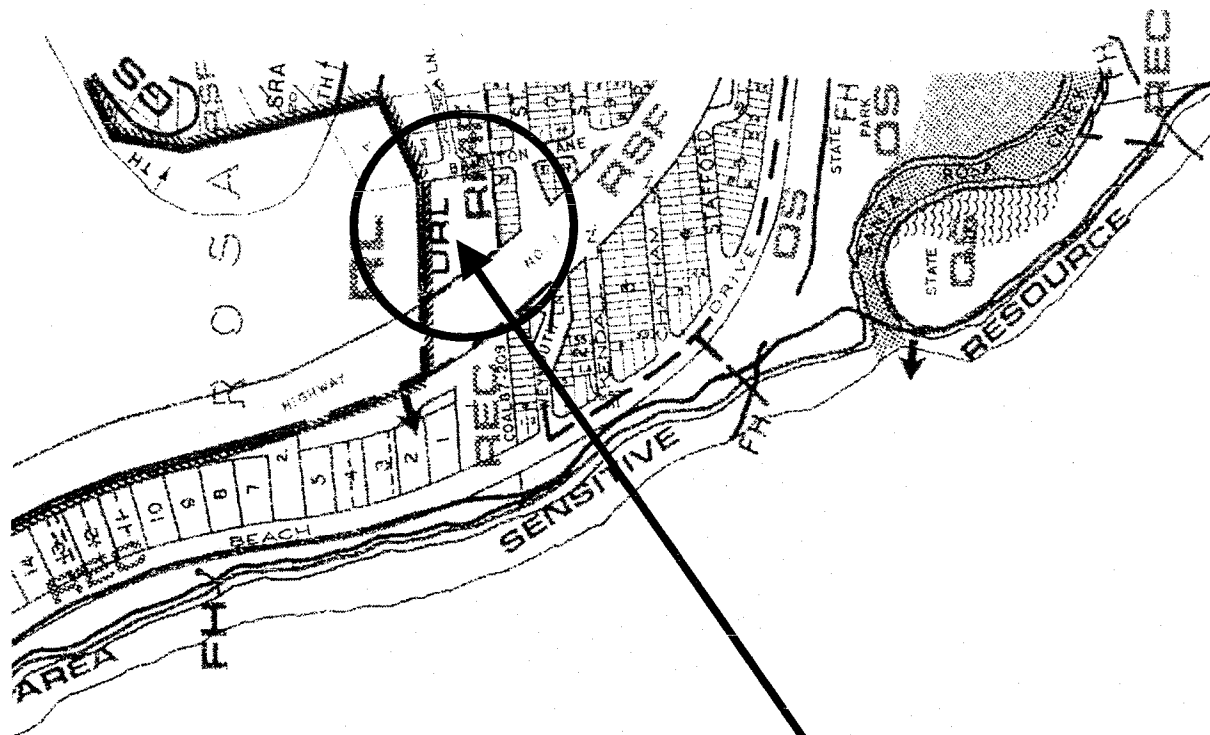
PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116

EXHIBIT

Vicinity Map



W
T
S

EXHIBIT

Land Use Category



PROJECT

PROJECT
Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116



SITE PLAN

EXHIBIT

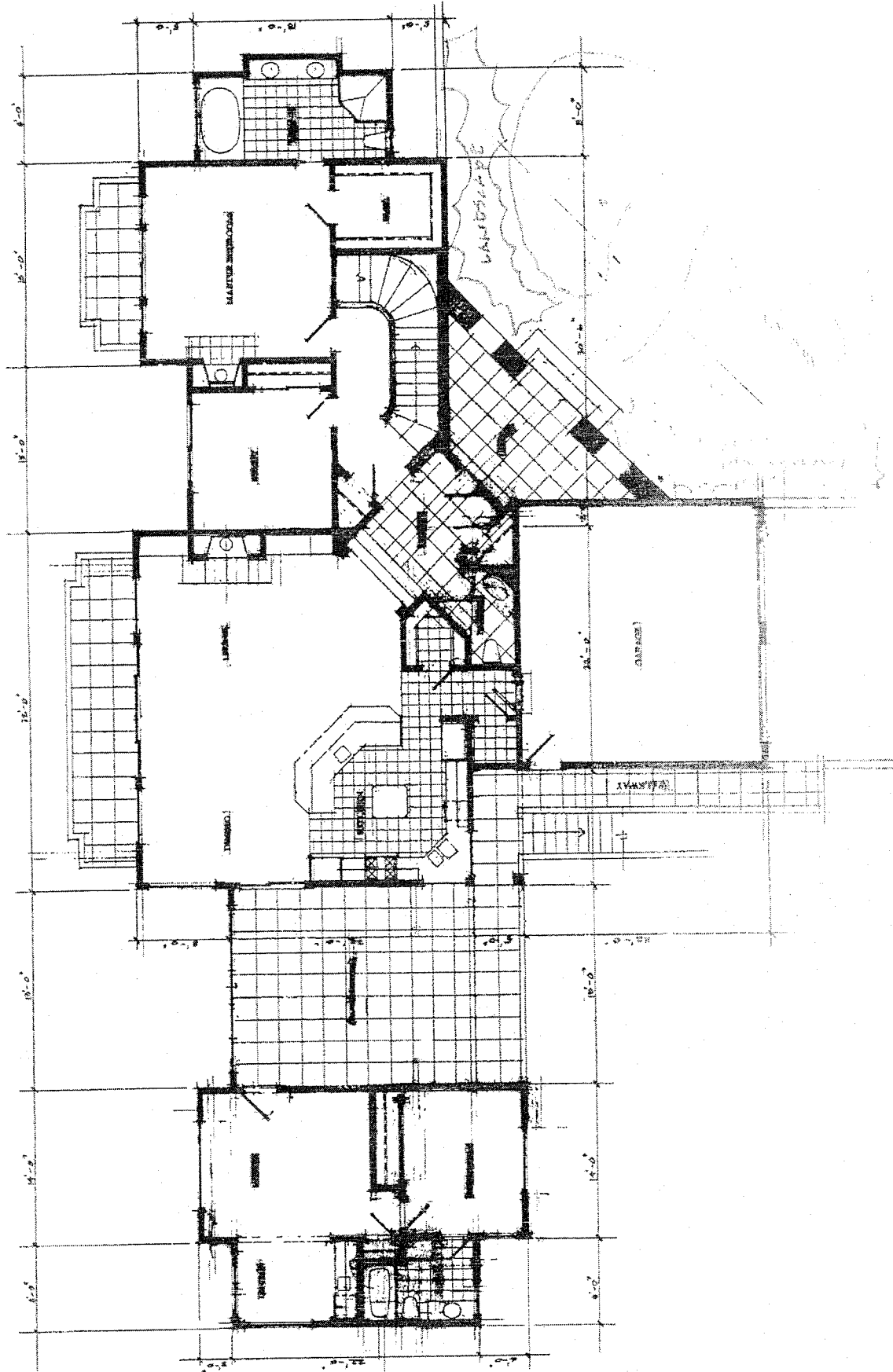
Site Plan



PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116





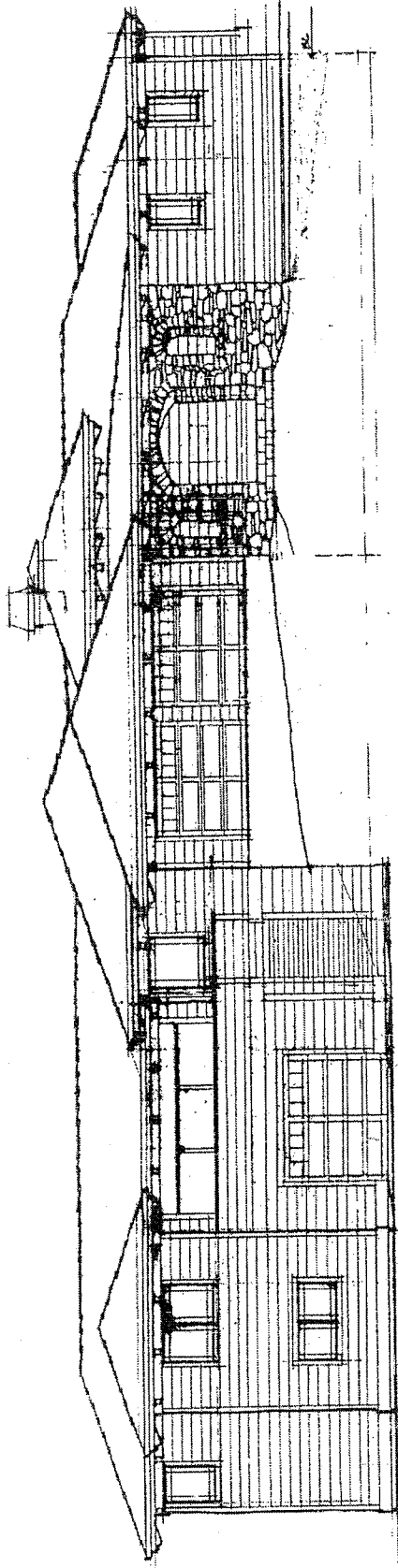
EXHIBIT

Upper Floor Plan

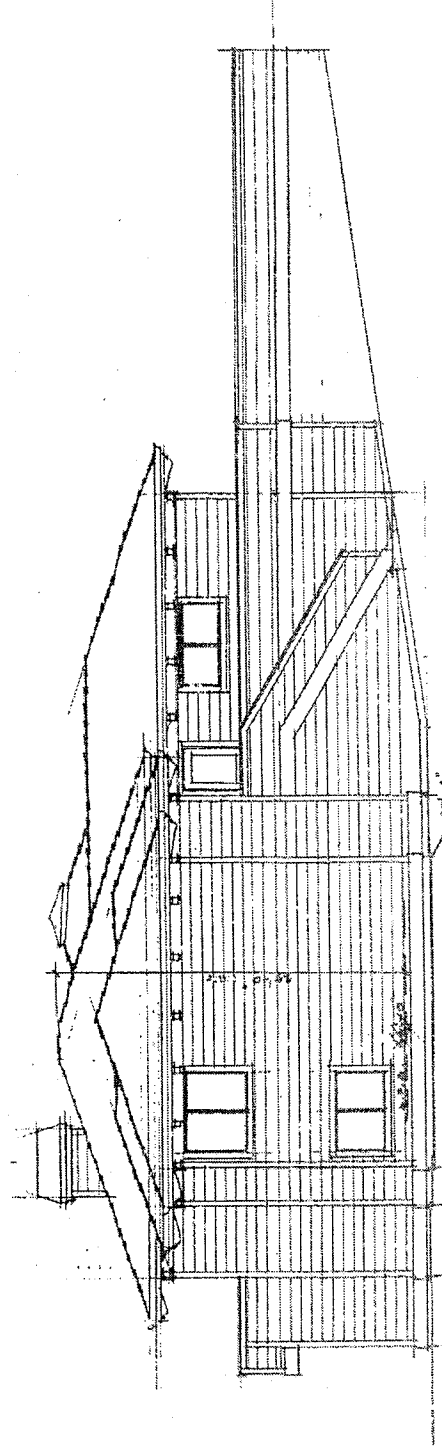


PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116



SOUTH ELEVATION



WEST ELEVATION

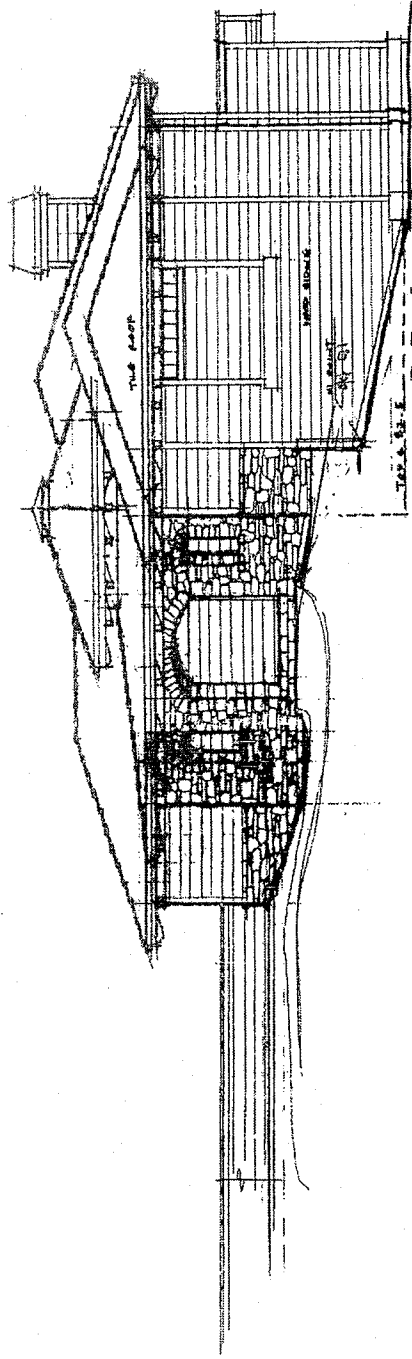
PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116

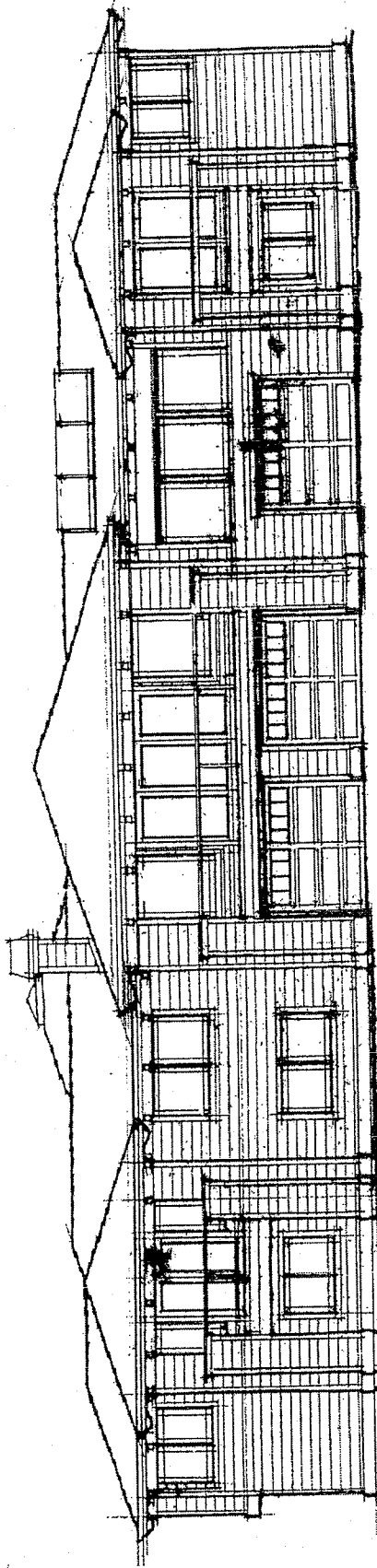
EXHIBIT

Elevation





EAST ELEVATION



NORTH ELEVATION

PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116

EXHIBIT

Elevation



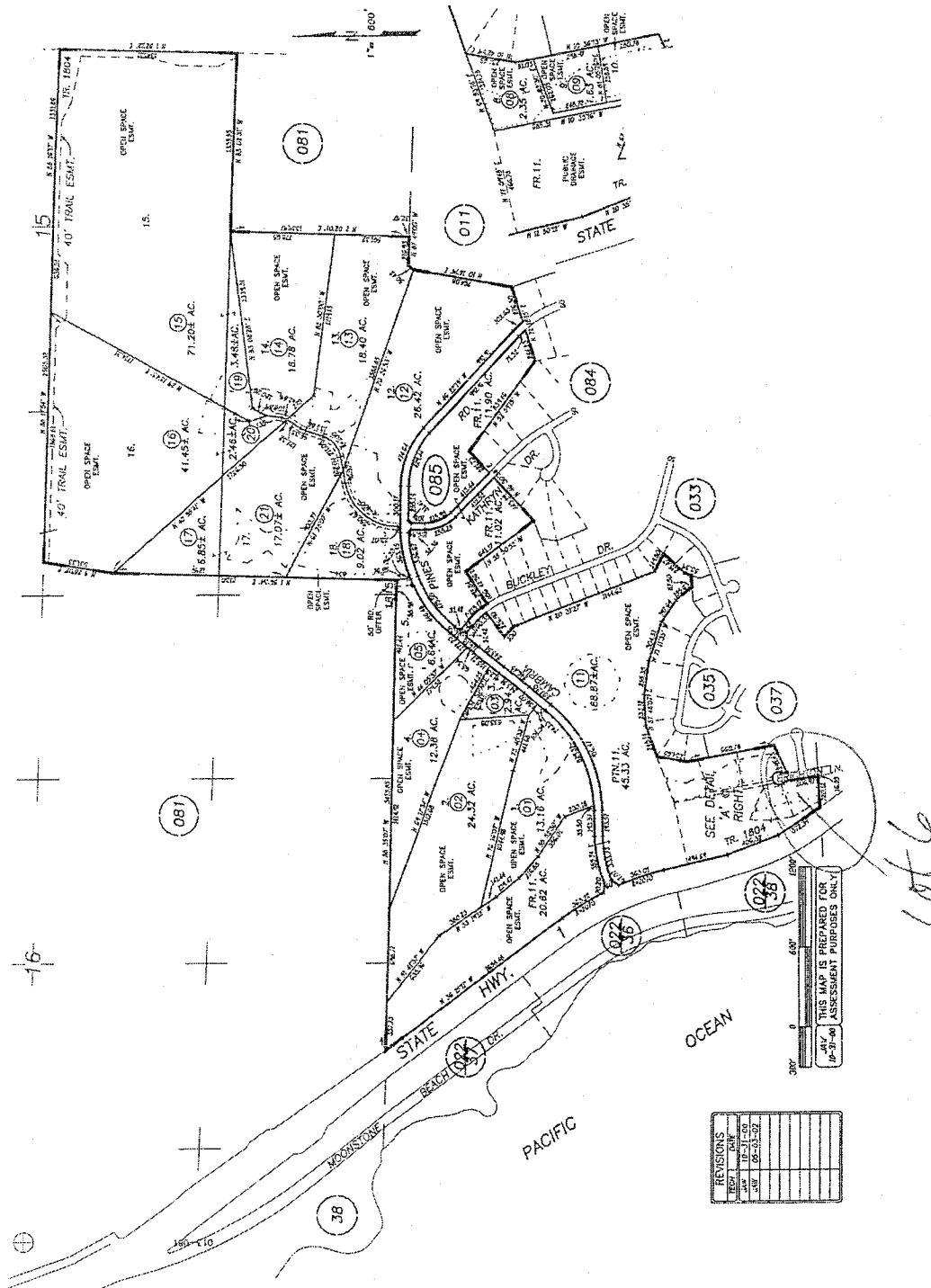
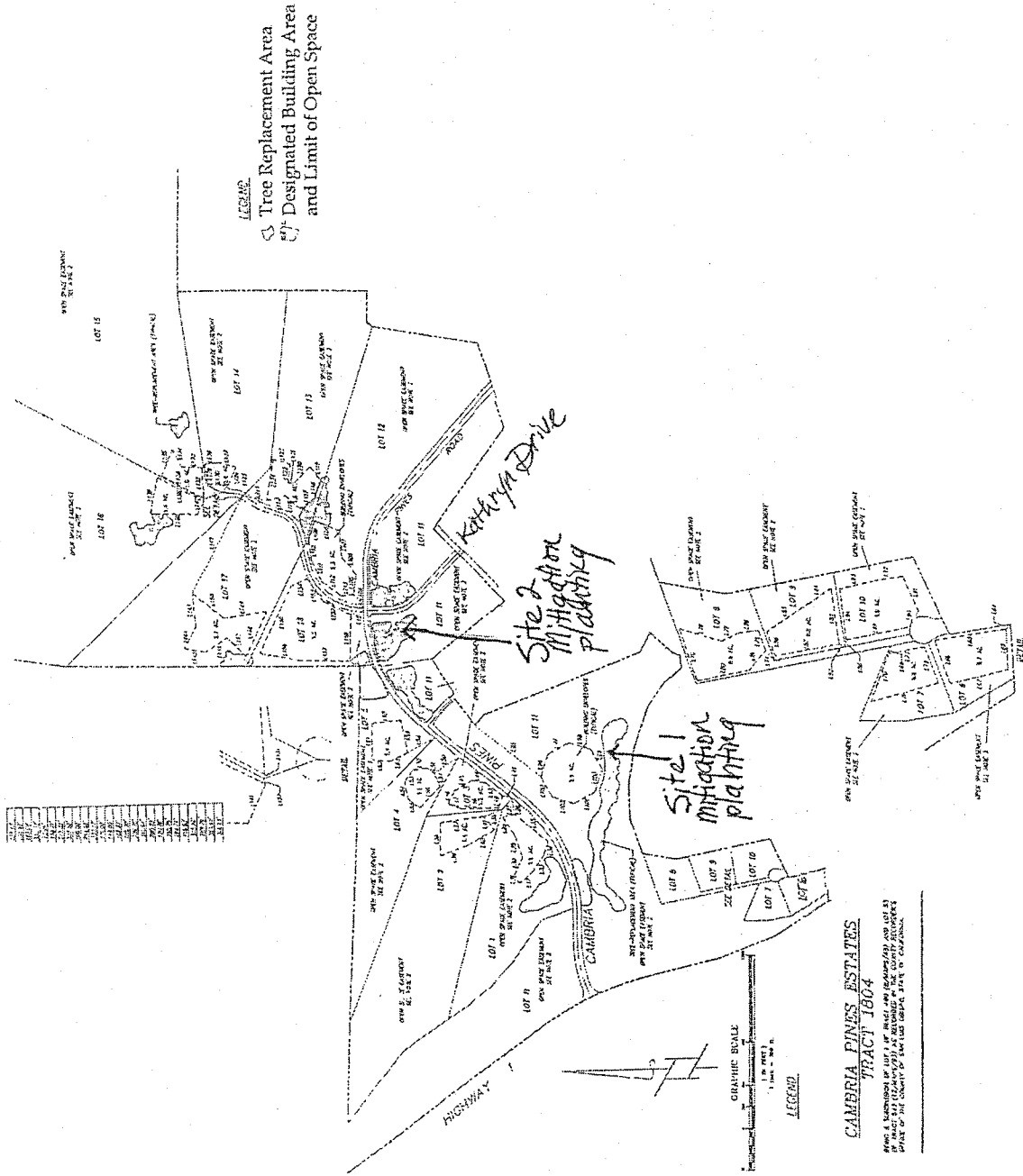


EXHIBIT
Assessor Parcel Map



PROJECT
Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116



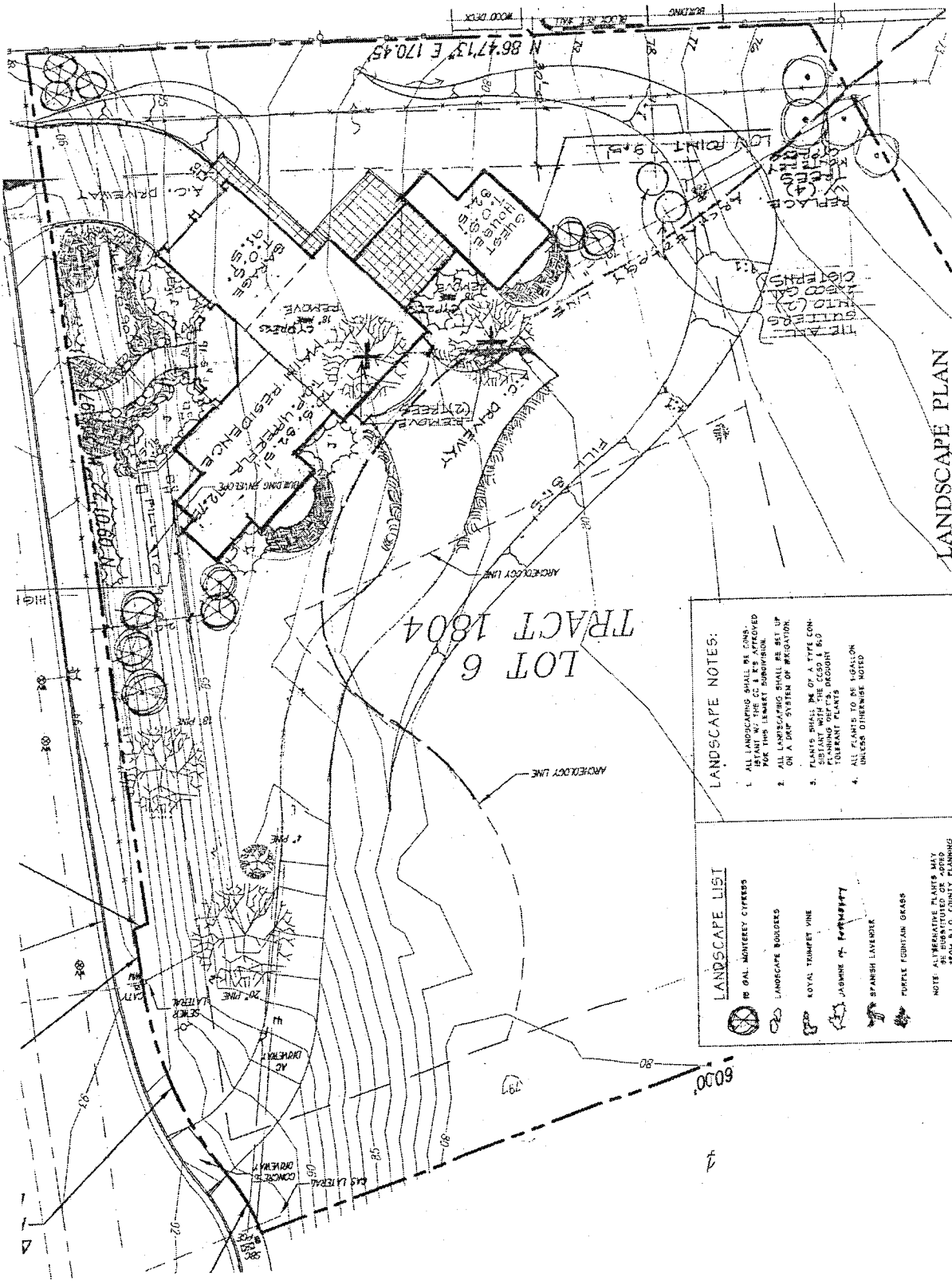
EXHIBIT

Tract 1804 Tract Mitigation Bank



PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116



LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE CONSISTANT WITH THE CC & RS APPROVED FOR THIS LIMITED SUBDIVISION.
2. ALL LANDSCAPING SHALL BE SET UP ON A JAC SYSTEM OF IRRIGATION.
3. PLANTS SHALL BE OF A TYPE CONSISTANT WITH THE CCSD & B.D. PLANNING DEPARTMENT'S LIST.
4. ALL PLANTS TO BE LEGAL ON UNLESS OTHERWISE NOTED.

LANDSCAPE LIST

- 18 GAL MONTEREY CYPRESS
- LANDSCAPE BOLLARDS
- ROYAL TROMPET VINE
- JASMINE PL. (FRAGRANT)
- SPANISH LAVENDER
- PURPLE FOUNTAIN GRASS

NOTE: ALTERNATIVE PLANTS MAY BE SUBMITTED FOR APPROVAL FROM S.D. COUNTY PLANNING DEPARTMENT'S LIST.

PROJECT

Minor Use Permit/Coastal Development Permit
Lot 6 Miller DRC2004-00116

EXHIBIT

Landscape Plan





April 21, 2005

Via Fax 927-4751

Mr. David Brown
P.O. Box 123
Cambria, CA 93428

Re: Cambria Pines Estates Tract 1804, Lot 6 Design Review

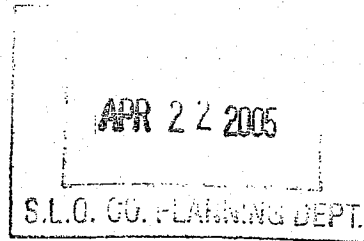
RRM Design Group
3765 S. Higuera St., Ste. 102
San Luis Obispo, CA 93401
P: (805) 543-1794
F: (805) 543-4609
www.rrmdesign.com

Dear Mr. Brown:

The Cambria Pines Estates Design Review Committee has completed the development plan review for Lot 6. We appreciate the completeness of your first submittal and your attention to address the character and quality of the design goals. The plan submittal you provided shows adequate information to satisfy the Committee of the design character for the lot and home and general compliance with the Design Guidelines. The Committee has determined these findings:

- 1) The architectural style and details are consistent with the intent of the Design Guidelines. Materials have a rural character fitting the style of the neighborhood and muted earth tones are recommended.
- 2) Views of the proposed home from Highway 1 are limited in both directions based on placement of the structure behind an existing berm located between Lot 6 and the highway. In addition, significant natural vegetative growth has occurred since the EIR photo-simulation prepared in 1997 (see enclosure). Comparison of the EIR exhibit with the current proposed exhibit shows good use of the berm and existing vegetation for screening and softening the structural view.
- 3) Any exterior lighting proposed for the building will be hooded to reduce glare as recommended.
- 4) Grading is minimal and meets the requirements for fill on this site according to cultural and visual requirements (no silhouette). Should tree roots be affected by grading for the driveway, follow section guidelines for Pine and Oak Tree Protection within the Design Guidelines manual.
- 5) If trees to be removed are native Cambria Pines or Oaks, the replacement ratio is 4:1. Planting local native replacement trees on site to provide 'softening' of view from Highway 1 is desirable. Careful placement may enhance views from the house as well as toward the house. Check with the County Planner regarding the mitigation tree bank for availability of existing mitigation trees to "borrow" for this purpose if required.

Mr. David Brown
Page 2
April 21, 2005

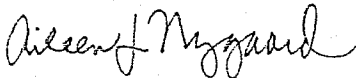


- 6) Landscape materials consist of drought tolerant species at the front of the house which is consistent with the recommendations of the Design Guidelines. Graded slopes located toward the edge of the building envelope should be planted or seeded with local native grasses or shrubs as a transition to the open space.
- 7) Fencing is not planned along property lines, nor is allowed. Existing barbwire fence is to remain on the western boundary.

Based on the above findings, the Design Review Committee approves the development plan submittal as complete and ready for submittal to the County. Please keep the Committee informed regarding any design changes required through the County approval process. After the County's approval of your Minor Use Permit, please contact the Design Review Committee to prepare for the next review. Construction documents will be reviewed for consistency with the development plans.

Sincerely,

RRM DESIGN GROUP



Aileen Nygaard
Planner

cc: Marsha Lee, SLO County Planning Dept.
Walter Leimert, Cambria West/Leimert
Jeff Ferber, RRM

c:\1403002\others\an-DesignReview-Brown.4-21-05



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/21/04

FROM

PW

FROM
TO

Coastal Team

(Please direct response to the above)

Miller

DRC2004-00116

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

mup -> Construct 2-story SFR,
APPROX. 3,024 sq ft located off Brighton Ln.
Cambria. APR: 013-085-006

Return this letter with your comments attached no later than:

12/17/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - NLY DRIVING APPEARS TO EXIST, BUT AN EXERCISEMENT
PERMIT WILL BE NEEDED FOR 2ND DW. NORTH COAST ROAD FEE WILL BE DUE WITH RIDG PERMIT.
PLANS STATE C&G EXIST, DO WE WANT TO ADD SIDEWALK AT THIS TIME? NO
DRAWING CONCERNS IN THIS LOCATION.

11 JAN 2005
Date

Goodwin
Name

5252
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/21/04

FROM

PW

FROM
TO

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(Please direct response to the above)

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11 JAN 2005
Date

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Phone



April 21, 2005

Via Fax 927-4751

RRM Design Group
3765 S. Higuera St., Ste. 102
San Luis Obispo, CA 93401
P: (805) 543-1794
F: (805) 543-4609
www.rrmdesign.com

Mr. David Brown
P.O. Box 123
Cambria, CA 93428

Re: Cambria Pines Estates Tract 1804, Lot 6 Design Review

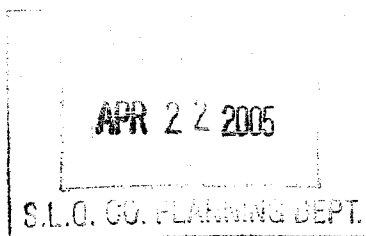
Dear Mr. Brown:

The Cambria Pines Estates Design Review Committee has completed the development plan review for Lot 6. We appreciate the completeness of your first submittal and your attention to address the character and quality of the design goals. The plan submittal you provided shows adequate information to satisfy the Committee of the design character for the lot and home and general compliance with the Design Guidelines. The Committee has determined these findings:

- 1) The architectural style and details are consistent with the intent of the Design Guidelines. Materials have a rural character fitting the style of the neighborhood and muted earth tones are recommended.
- 2) Views of the proposed home from Highway 1 are limited in both directions based on placement of the structure behind an existing berm located between Lot 6 and the highway. In addition, significant natural vegetative growth has occurred since the EIR photo-simulation prepared in 1997 (see enclosure). Comparison of the EIR exhibit with the current proposed exhibit shows good use of the berm and existing vegetation for screening and softening the structural view.
- 3) Any exterior lighting proposed for the building will be hooded to reduce glare as recommended.
- 4) Grading is minimal and meets the requirements for fill on this site according to cultural and visual requirements (no silhouette). Should tree roots be affected by grading for the driveway, follow section guidelines for Pine and Oak Tree Protection within the Design Guidelines manual.
- 5) If trees to be removed are native Cambria Pines or Oaks, the replacement ratio is 4:1. Planting local native replacement trees on site to provide 'softening' of view from Highway 1 is desirable. Careful placement may enhance views from the house as well as toward the house. Check with the County Planner regarding the mitigation tree bank for availability of existing mitigation trees to "borrow" for this purpose if required.



Mr. David Brown
Page 2
April 21, 2005

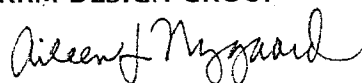


- 6) Landscape materials consist of drought tolerant species at the front of the house which is consistent with the recommendations of the Design Guidelines. Graded slopes located toward the edge of the building envelope should be planted or seeded with local native grasses or shrubs as a transition to the open space.
- 7) Fencing is not planned along property lines, nor is allowed. Existing barbwire fence is to remain on the western boundary.

Based on the above findings, the Design Review Committee approves the development plan submittal as complete and ready for submittal to the County. Please keep the Committee informed regarding any design changes required through the County approval process. After the County's approval of your Minor Use Permit, please contact the Design Review Committee to prepare for the next review. Construction documents will be reviewed for consistency with the development plans.

Sincerely,

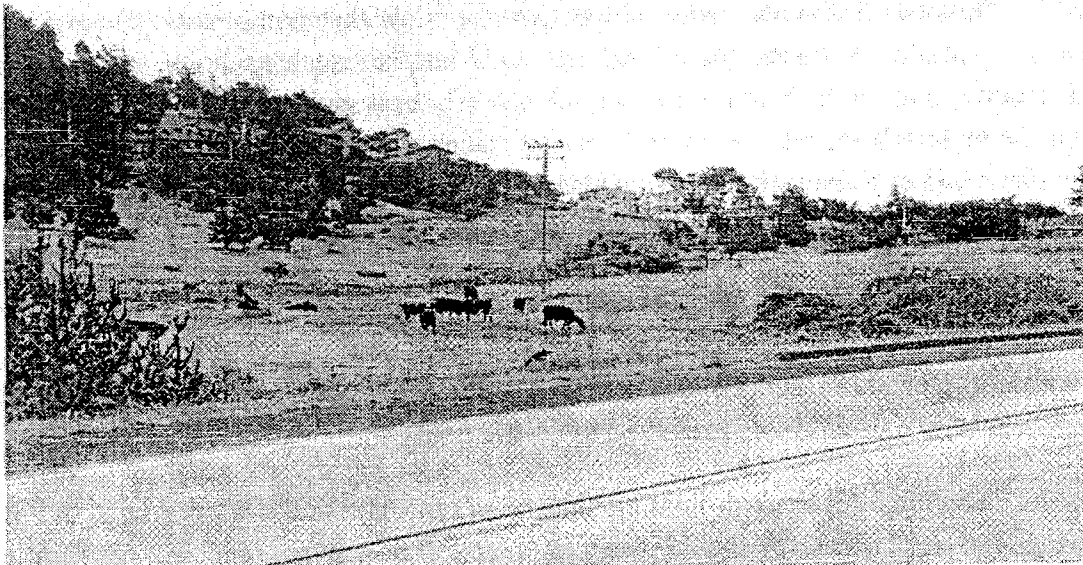
RRM DESIGN GROUP



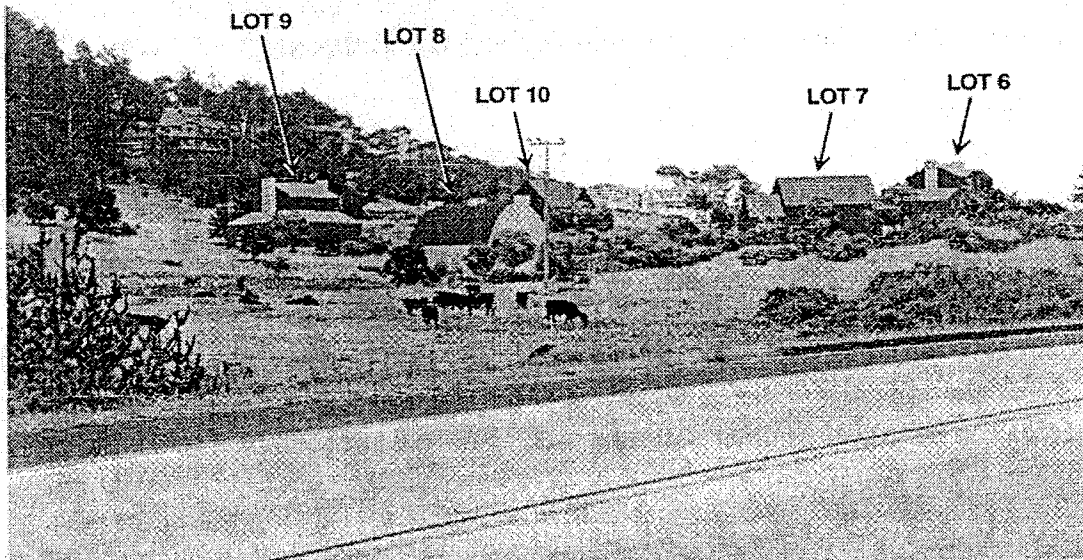
Aileen Nygaard
Planner

cc: Marsha Lee, SLO County Planning Dept.
Walter Leimert, Cambria West/Leimert
Jeff Ferber, RRM

c:/1403002\others\an-DesignReview-Brown.4-21-05



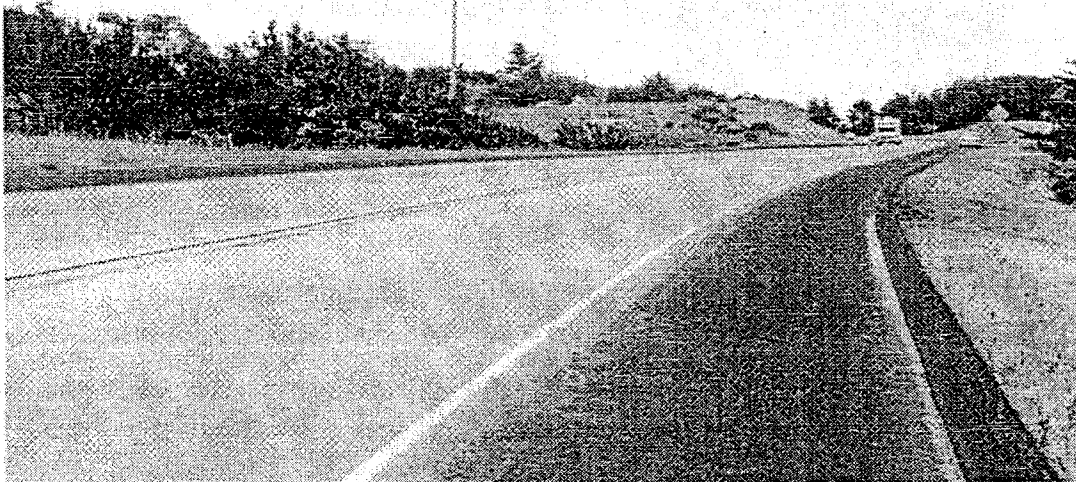
Pre-project view looking southeast towards lots 6-10.



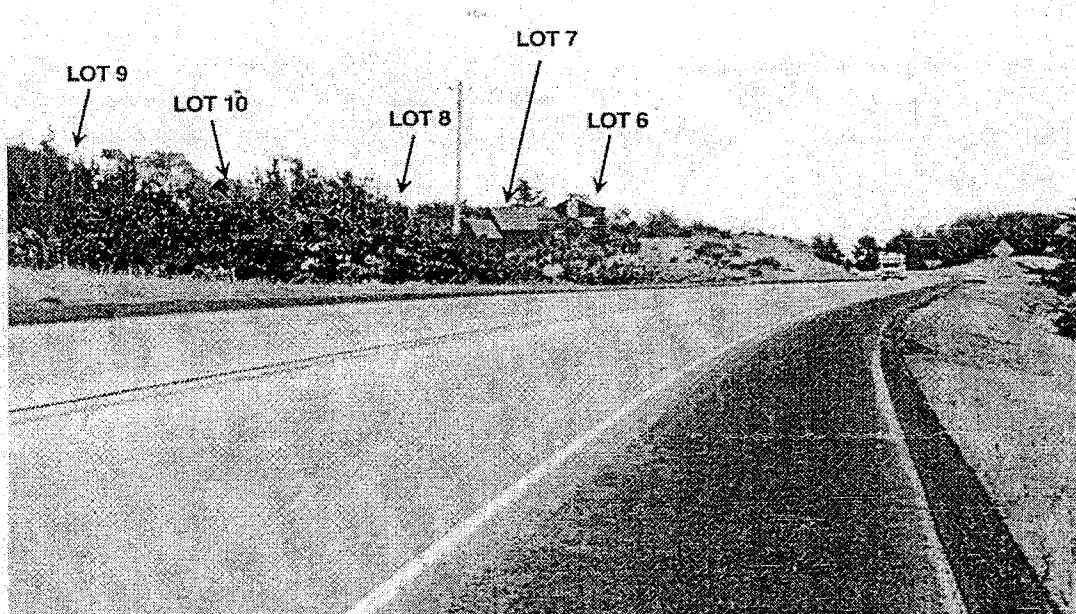
Conceptual post-project view looking southeast towards lots 6-10.

EXISTING & POST-PROJECT VIEWS SOUTHBOUND HIGHWAY 1

Figure 6.3-3a



Pre-project view looking southeast towards lots 6-10.



Conceptual post-project view looking southeast towards lots 6-10.

EXISTING & POST-PROJECT VIEWS SOUTHBOUND HIGHWAY 1

Figure 6.3-3b

P.O. BOX 123 • CAMBRIA • CALIFORNIA • 93428 • (805) 927-3376 • FAX 927-4751

Visual Analysis

**David Miller Residence
Cambria, California**

APN 013-085-006

In support of
Coastal Development Permit
DRC 2004-00116

July, 2005

Prepared by:

Andrew Merriam, AICP
Cannon Associates
364 Pacific Street
San Luis Obispo, CA 93401

Miller Residence**Visual Analysis****Introduction**

Property owner David Miller has filed an application to obtain permits to construct a residence in northern Cambria. The address is 6175 Brighton Lane. The lot is adjacent to Highway 1, a designated scenic highway. The two story residence is set back from the highway by approximately 120 feet and is separated from the highway by a landscaped ridge. However, the site is visible for southbound travelers along Highway 1 from several locations.

This Visual Analysis addresses visual resource baseline conditions of the project area and the potential for the residence to create impacts to visual resources by either silhouetting the skyline or producing a visual change that is out of character with the existing visual context.

Assessment Methodology

Based upon the applicant's revised building location which is similar to the site plan in Figure 2 but set back to the south an additional 10 feet, pylons were placed in the field at the corners of the living room/garage projection 32 feet apart. The pylons stand 18'-6" tall, with a 3' x 3' square colored panel at the top which provide both vertical and horizontal control embedded into the baseline photographs.

Four representative locations along southbound Highway 1 were selected for determining project visibility. These locations are shown as key viewing areas (KVAs on Figure 1). Based upon the visibility of the pylons the proposed structure will only be seen from KVAs 3 and 4 given the surrounding topography and screening vegetation. The project is not visible to travelers traveling northbound on Highway 1 unless they turn their heads more than 90 degrees in which case the visibility will be the same as for the southbound traveler.

Using Photoshop CS2 to import the baseline photos with the pylons in place, guides are drawn for scaling and measurement. Using the 3' measurement indicated by the pylons, the ground and roof heights are determined. The roof is 24'-6" high, six feet above the

top of the pylon. With the roof height and the 2 corners located, the elevation provided by the applicant's architect is placed onto the photo, rotated and scaled to fit the dimensions determined by the pylons. Vegetation in the foreground of the house on Lot 7 was retained in the photo simulations.

In addition, this assessment identifies the applicable County and CEQA standards applicable to the project. The analysis concludes with an evaluation of the potential for the project to generate impacts and suggest supplemental mitigation measures (if any) to augment those already proposed by the applicant.

Regulatory Setting and Thresholds of Significance

Policies in the *Open Space Element of the San Luis Obispo County General Plan* protect scenic resources from public view corridors. The policies are an indication of the level of potential viewer sensitivity.

Open Space Policy OSP 39 indicates that areas with a combination of features including "1) varied topographic features including uniquely shaped rocks, dominant hills, mountains, or canyons" and "2) vegetative features including significant stands of trees, colorful variety of wildflowers or plants" are considered visually unique scenic areas. The project site meets these criteria for consideration as a scenic area.

OSP 40 requires proposed development in scenic areas to protect scenic vistas. Protective measures should include the following actions:

- "Locate structures, roads, and grading on portions of the site that are outside of the scenic resource or less visible."
- "Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky."
- "Encourage architectural solutions which balance the property owners' desire to enjoy scenic vistas, yet fit the structures into the site in the least obtrusive manner."

- *"In prominent locations, design structures with low profiles using color pallets taken from the natural landscape."*
- *"Locate signs, especially freestanding signs, so that they do not interfere with vistas from public view corridors."*

Miller ResidenceVisual Analysis

OSP 41 requires protection of scenic vistas from scenic road and highways.

CEQA Guidelines

Appendix G of the CEQA Guidelines identifies the following four circumstances that can lead to a determination of significant visual impact:

1. The project has a substantial adverse effect on a scenic vista.
2. The project substantially damages scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
3. The project substantially degrades the existing visual character or quality of the site and its surroundings.
4. The project creates a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

A fifth circumstance potentially leading to a significant visual impact would be:

5. The project results in an inconsistency with laws, ordinances, regulations, and standards (LORS) applicable to the protection of visual resources.

There are no additional visual guidelines for the community of Cambria that apply to this situation.

Coastal Policies

Thresholds of Significance

The above regulatory policies set the thresholds of significance. For the purposes of this analysis, the project would be determined to have a substantial negative aesthetic effect if it projects into the skyline, negatively alters the visual quality of the surrounding area, adversely affects a scenic vista, or substantially degrades the existing visual character of the site and its surroundings.

Baseline Conditions

The visual character along Highway 1 at the north end of Cambria, while rural and highly scenic, contains numerous elements of development related to both clustered residential development and the commercial area fronting Moonstone Drive. The topography in the area is relatively dramatic with rolling hills, significant tree breaks and many vistas.

Intermittent cypress and pine trees with open grasslands cover slopes adjacent to Highway 1 just before approaching the project site for southbound travelers as they head into the more urbanized area. The northbound traveler is exiting the urbanized area around the intersections of Highway 1 at North Main and Moonstone Beach Drive. As it turns out the topography completely shields the site until the northbound traveler has passed the project location.

Project Impacts

Figure 1 shows the location of the residence (black rectangle on green lot) and the general relationship of Highway 1 and the four KVAs (view indicators in red) identified for analysis.

As can be seen in Figure 3 the site is not quite visible for KVA's 1 and 2 given the vegetation and alignment of the Highway.

Just south of Cambria Pines Road the site does become visible as the tree row is passed on the left. The visibility will last in several glimpses of approximately 4 to 5 seconds at highway speeds. This view is represented by KVA 3 where the proposed residence will be most visible. Changes from an earlier design proposed by the architect, which include setting the house back closer to the rear (south) property line, lowering the roof by 1.5 feet and removing the projecting chimney, adequately address the potential of the structure to silhouette. The view from this location, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. No view is blocked or scenic vista adversely affected. The modified colors proposed by the new architectural scheme insure that the project will be much less visible than its existing neighbors. See Figure 4, photos A and B for a comparison of the existing

Figure 5 demonstrates the conditions as seen some 400 feet further south along Highway 1. In this view, the proposed structure is increasingly obscured by existing vegetation along the highway frontage and lot 7. The view of the proposed structure from KVA 4 is brief and is increasingly cut off by the low ridge and vegetation now visible to the left of the highway. As with KVA 3, the proposed structure does not silhouette and is less obtrusive than adjacent residences. Again given the urbanizing context, it is determined that the structure as redesigned will not exceed any of the thresholds established by the County ordinances or CEQA.

Conclusion

The project as revised will not generate significant visual impacts if the following items are conditioned into the final conditions of approval:

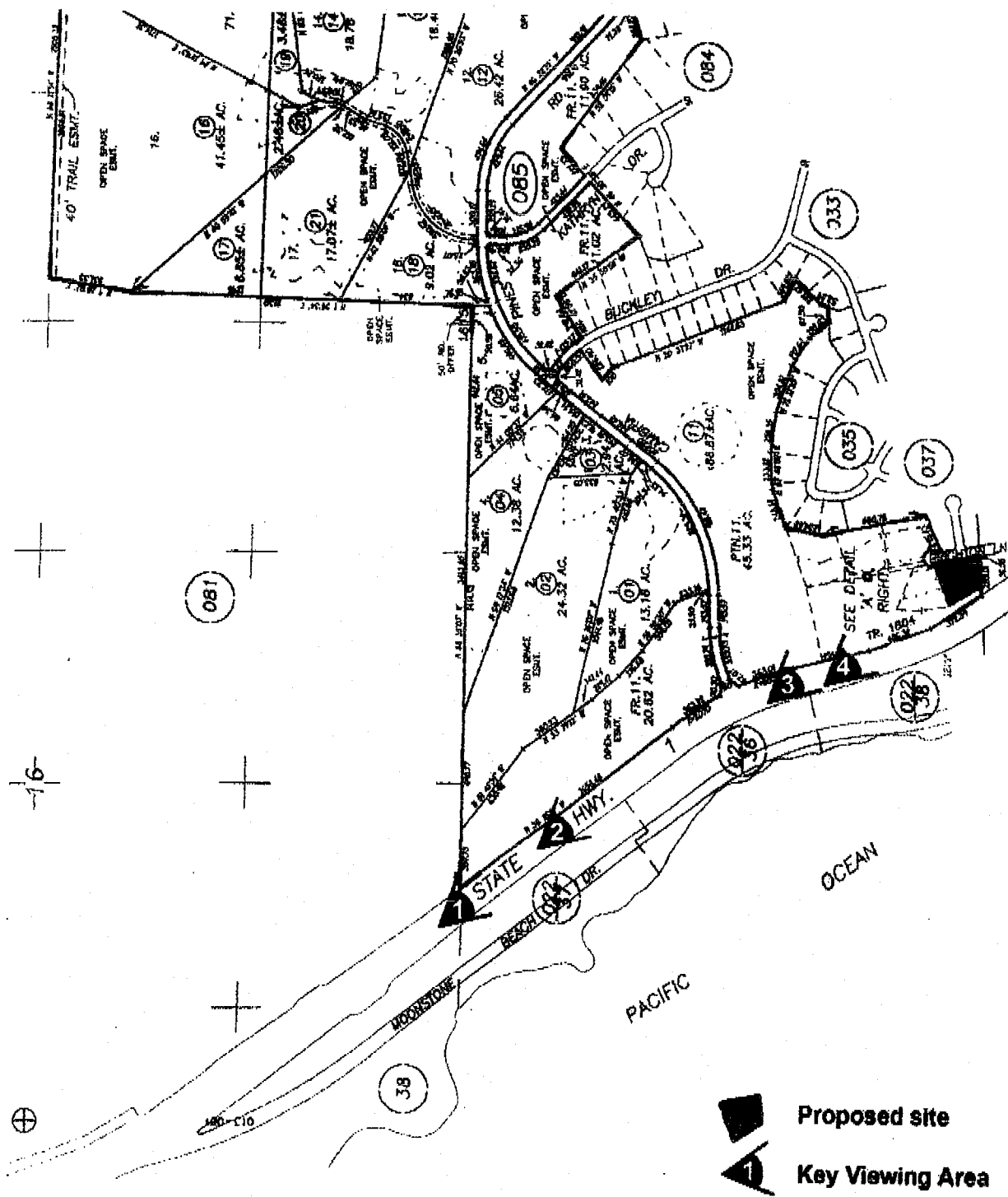
Miller Residence**Visual Analysis**

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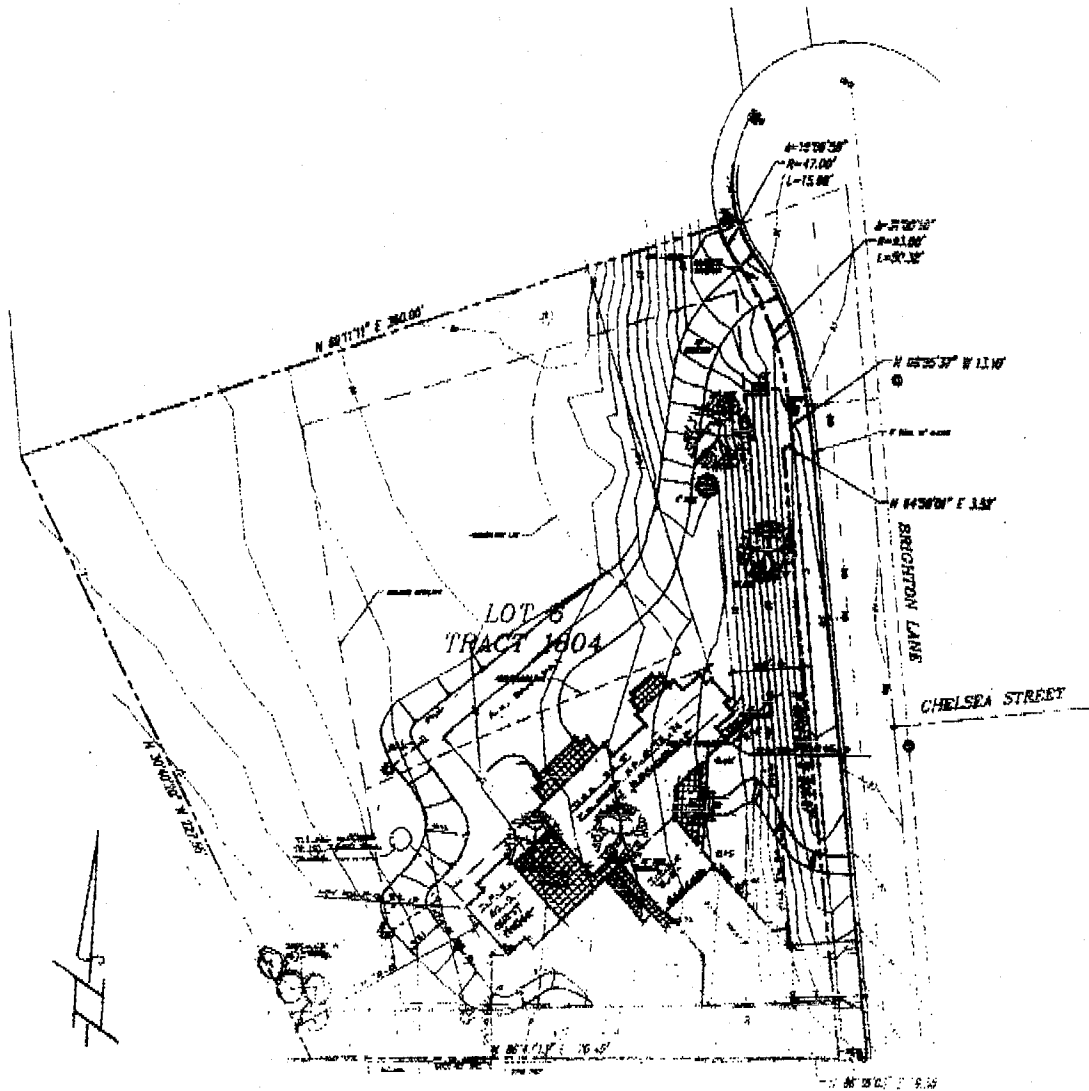
- the highly articulated architectural roof forms are retained as shown
- the roof height is restricted to 24.5 feet so as to not silhouette the skyline
- the muted and mixed nature of building colors are retained as identified in Figure 2: architectural elevation
- the absence of a visible chimney which may silhouette is enforced



Scale: 1" = 1000'

Miller Residence - Cambria, CA
KVA Location Map

Figure 1

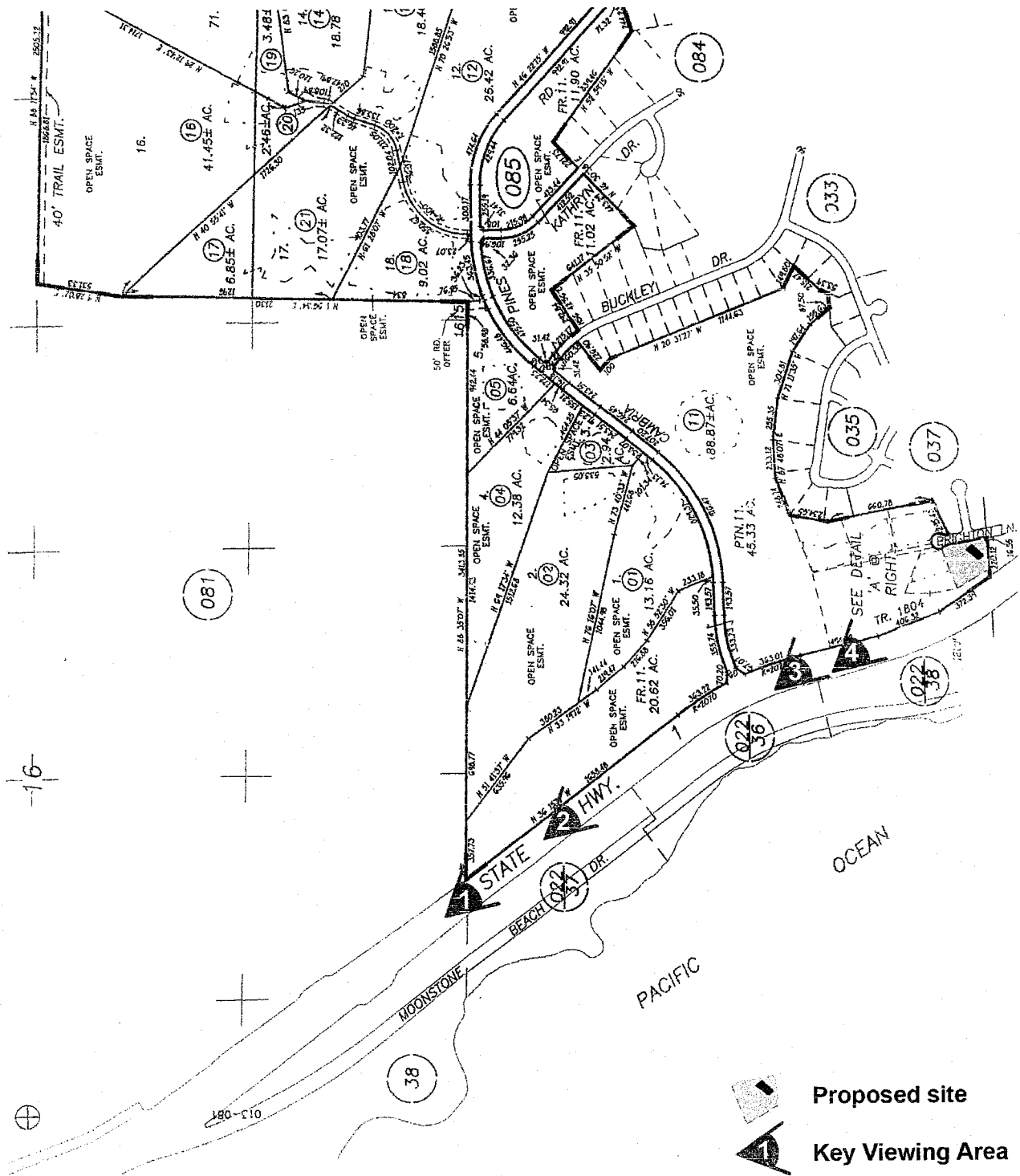


A. Site Plan (early version)



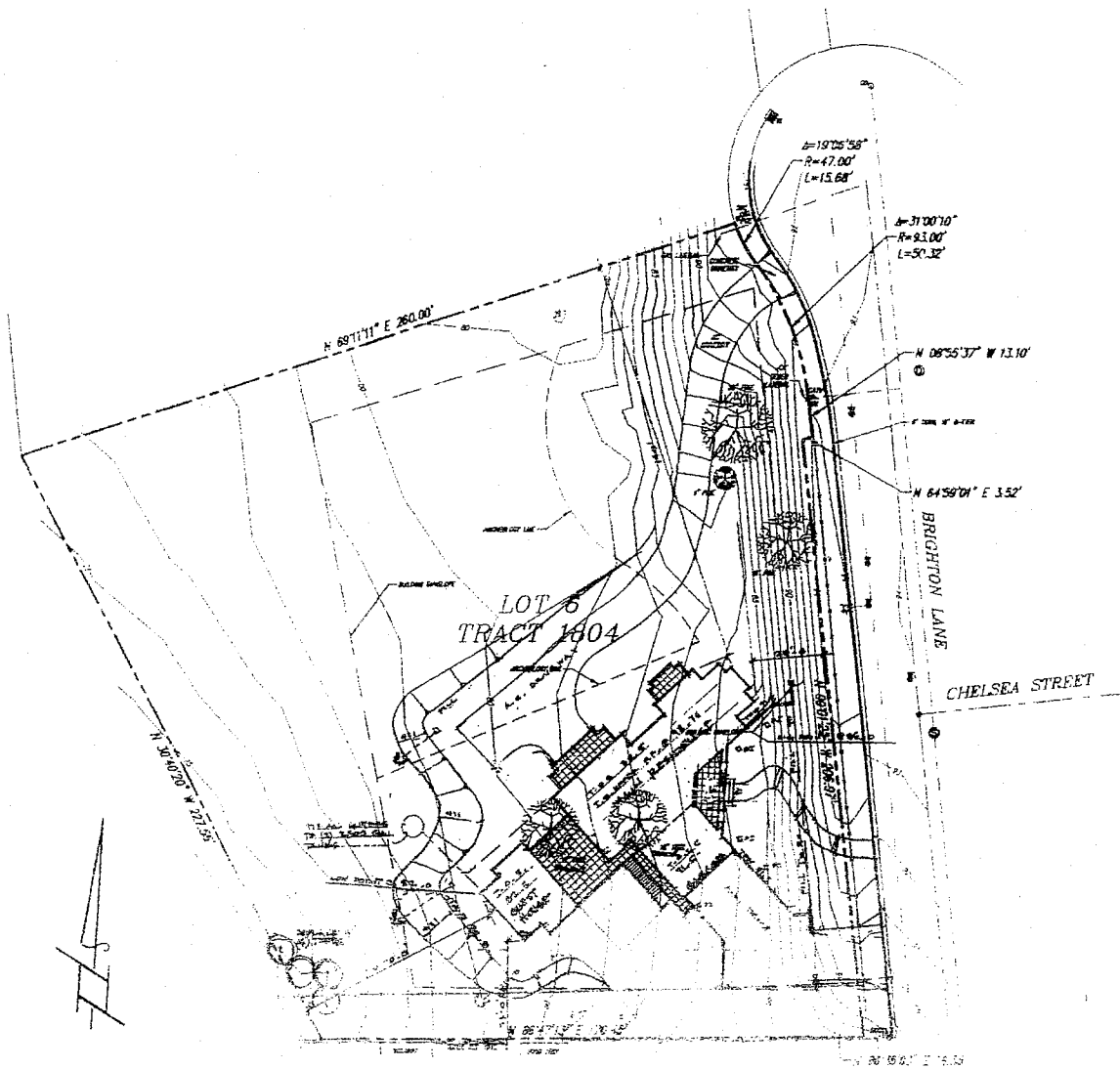
B. Front revised elevation used in simulations.

1:20 scale (approx.)

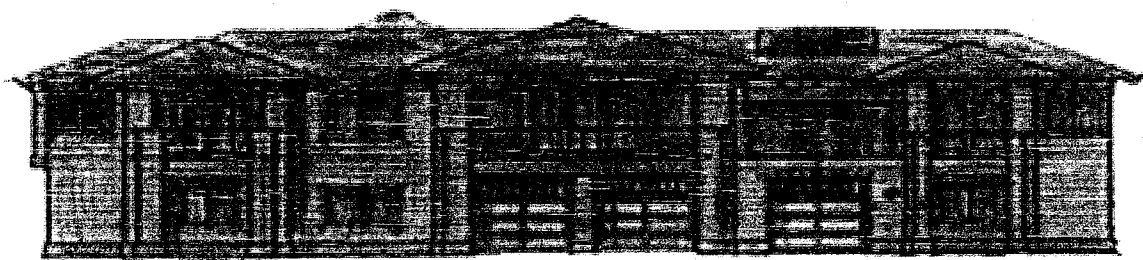


Map showing locations of Key Viewing Areas

Scale: 1" = 1000'



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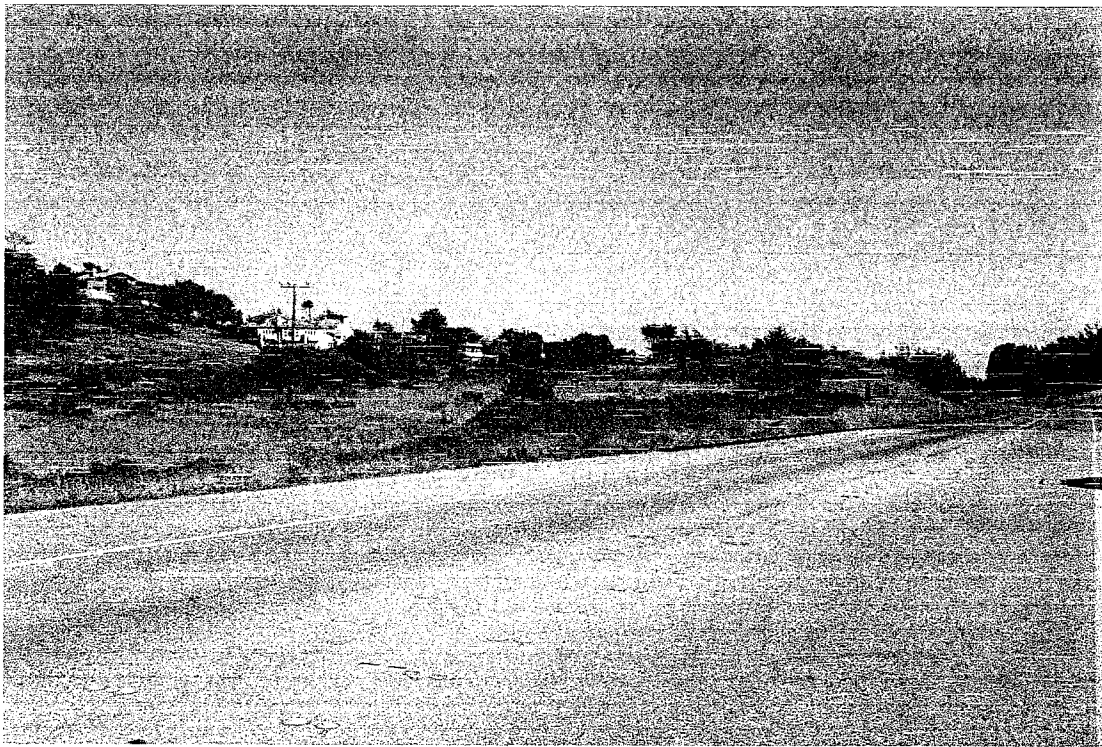
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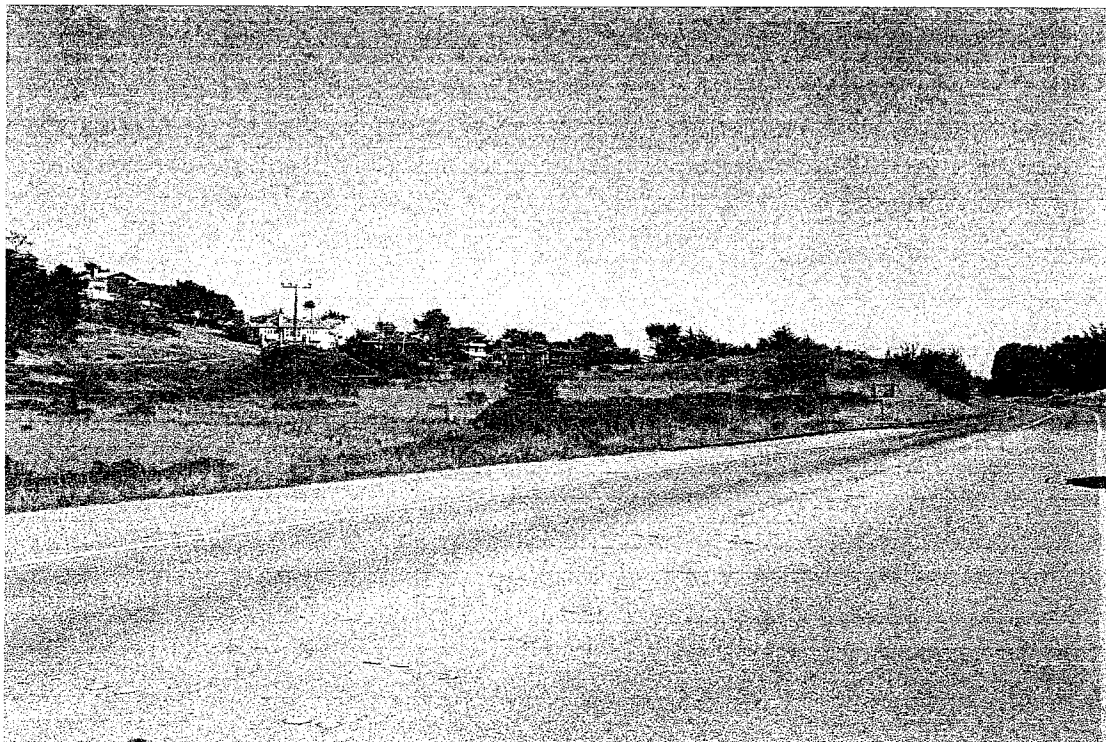
A. KVA 1 (Highway 1 Southbound, 4200 feet from site)



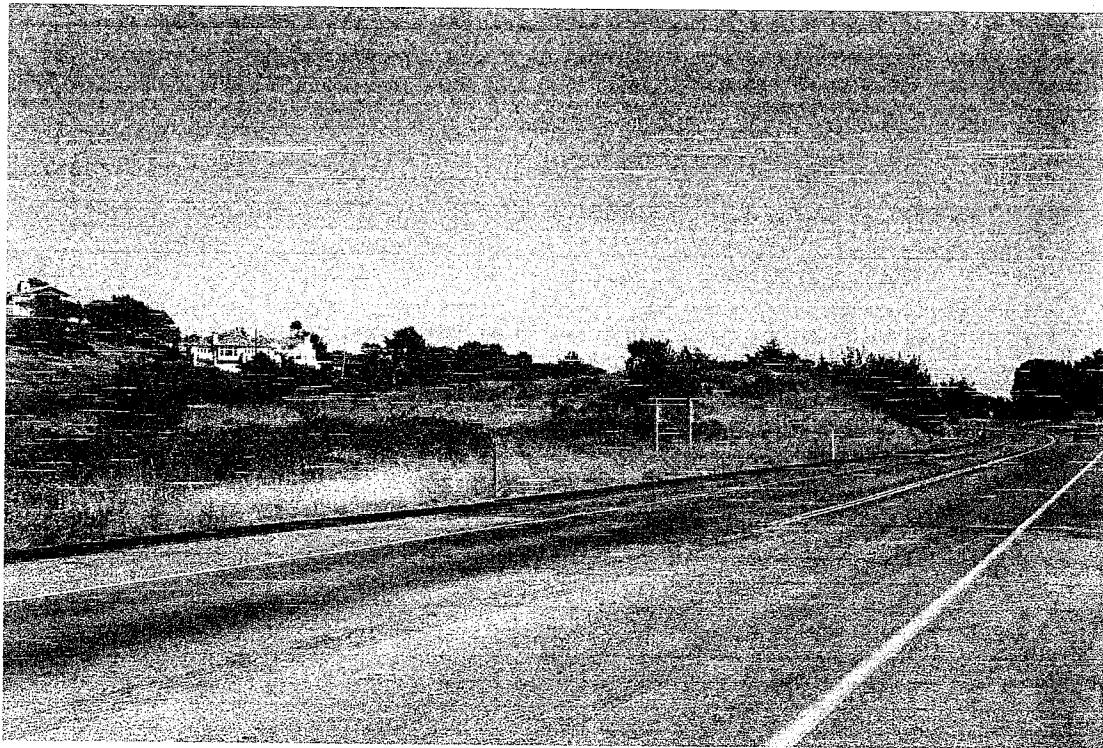
B. KVA 2 (Highway 1 Southbound, 3400 feet from site)



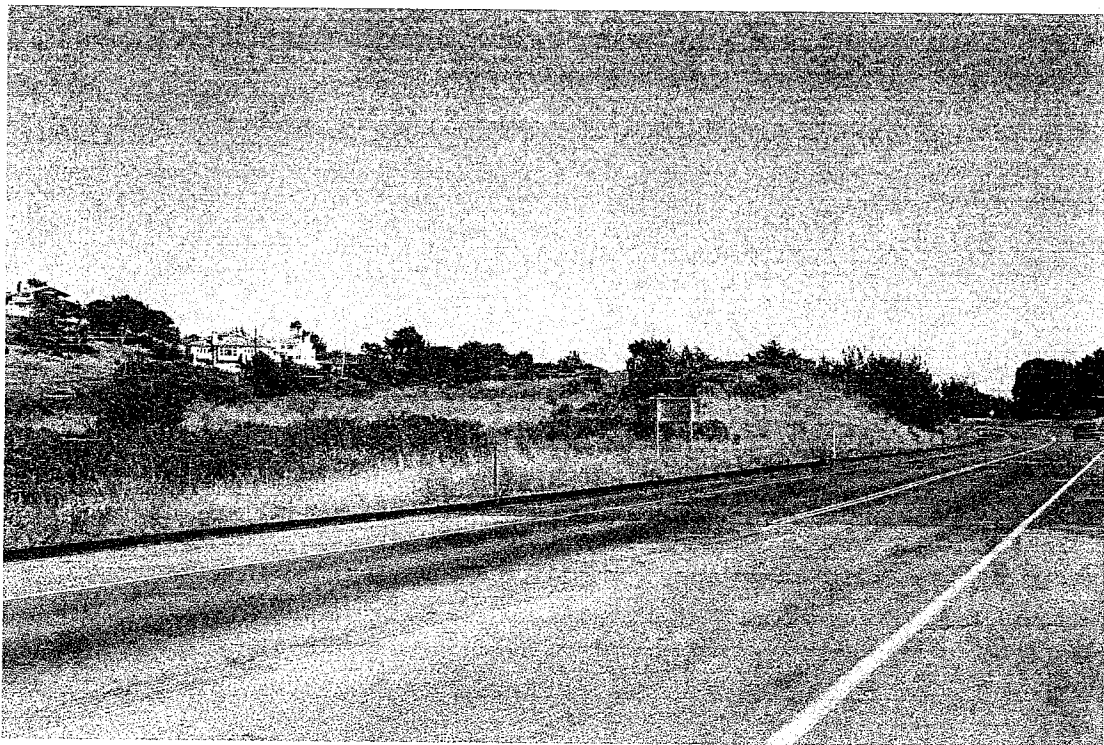
A. Baseline photo as seen from KVA 3. (Highway 1, 1600 feet from site)



B. Simulation showing proposed residence from KVA 3.



A. Baseline photo as seen from KVA 4. (Highway 1, 1200 feet from site)



B. Simulation showing proposed residence from KVA 4.